

168.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

655,800 / 655,800

655,800 / 655,800

655,800 / 655,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNADIN MELISSA/FREDERICK
Owner 2:	
Owner 3:	

Street 1: 289 OAKLAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	ZARRELLA WENDY J -
Owner 2:	-

Street 1: 289 OAKLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								111364
								GIS Ref
								GIS Ref
								Insp Date
								02/04/16
								USER DEFINED

**PREVIOUS ASSESSMENT**

Parcel ID							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	101	FV	214,800	0	7,000.	441,000	655,800
2019	101	FV	178,300	0	7,000.	441,000	619,300
2018	101	FV	178,300	0	7,000.	371,700	550,000
2017	101	FV	178,300	0	7,000.	340,200	518,500
2016	101	FV	210,000	0	7,000.	289,800	499,800
2015	101	FV	196,500	0	7,000.	252,000	448,500
2014	101	FV	196,500	0	7,000.	233,100	429,600
2013	101	FV	196,500	0	7,000.	221,800	418,300

Parcel ID 168.0-0005-0013.0

!13007!

PRINT

Date	Time
12/11/20	03:01:18

LAST REV

Date	Time
06/08/16	12:50:56

mmcmakin

13007

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARRELLA WENDY	32457-300		3/5/2001		343,500	No	No		
OUELLETTE CHRIS	27994-96		12/18/1997		237,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/26/1995	356		2,000					10X14 WDK	2/4/2016	Meas/Inspect	PC	PHIL C
									2/2/2016	Left Notice	PC	PHIL C
									12/10/2008	Measured	336	PATRIOT
									7/8/2001	MLS	MM	Mary M
									4/15/2000	Inspected	270	PATRIOT
									3/3/2000	Missed Appt.	276	PATRIOT
									12/13/1999	Measured	264	PATRIOT
									7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH				
Type:	5 - Cape	Full Bath:	1	Rating:	Average					
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		32				
(Liv) Units:	1	Total:	1	3/4 Bath:						
Foundation:	2 - Conc. Block	A 3QBth:		Rating:		14				
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average	FFL (140)				
Prime Wall:	4 - Vinyl	A HBth:		Rating:		10				
Sec Wall:	%	OthrFix:		Rating:		4				
Roof Struct:	1 - Gable	OTHER FEATURES		RESIDENTIAL GRID						
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	24				
Color:	WHITE	A Kits:		Rating:		TQS				
View / Desir:		Frpl:		Rating:		FFL				
GENERAL INFORMATION		WSFlue:		Rating:		BMT				
Grade:	C - Average	CONDOS INFORMATION				(768)				
Year Blt:	1950	Eff Yr Blt:		Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1		
Alt LUC:		Alt %:								
Jurisdict:		Fact:	.							
Const Mod:		% Own:		REMODELING		RES BREAKDOWN				
Lump Sum Adj:		Name:		Exterior:	No Unit	RMS	BRS	FL		
DEPRECIATION				Interior:	1	6	3	M		
				Additional:						

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

MOBILE HOME

Make:

odel:

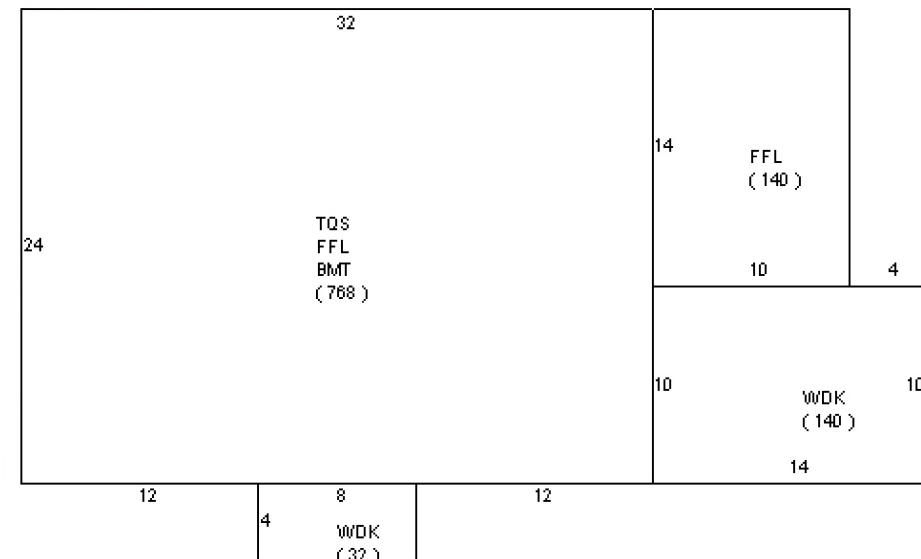
Serial #: |

Year:

Color:

SPEC FEATURES/YARD ITEMS

SKFTCH



SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

